

Planning Board Land Use Subcommittee
Minutes of February 15, 2007 meeting

Attendees: LUS members = Dale Brown, Phil Connelly, Ben Hillicoss, Chip Pigman, & Les Rutledge. Members of the planning department = Karen Hughes. Members of Public = Curtis Cook, Kathleen Driscoll, Rick Fuhrman, Brian Glenn, Penny Howe, Neil Maki, Richard Marten, Curtis Palen(?), Anthony Quirini, Laurie Riley, Jim Rokosch, Chuck Rubic, & Ray Tipton,.

Location: The meeting took place in the first floor conference room in the County Administration building on 4th Street in Hamilton.

Karen distributed copies of four sections of the revised zoning draft document. This included two versions of the Districts, "Article III" and two of Definitions section. This included both markup copies that show the changes and the final version (with the changes incorporated but not highlighted).

The group continued the review of the proposed changes to the subdivision regulations to add PUD's. We discussed the question of, "Do we need to revise the subdivision regulations, the proposed, Zoning regulations or both to account for PUD's?" The general consensus was both, but we decided to postpone this decision until we have received the revised Zoning regulations and the table.

We reviewed Les' draft document concerning PUD's. Karen suggested moving section #2 ahead of section #1 and renaming this section as Goals. Ben suggested adding some statements about affordable housing. Karen stated that some locales require a certain number or percent of the PUD goals have to be met before a PUD is approved. Phil reported that some places use a point system, which, as Les pointed out, can be cumbersome to administer. Karen suggested that item numbers 2 and 3 be worked into the sufficiency process.

Phil asked for clarification of the difference between a PUD and a mega-subdivision. Karen stated that a PUD would still have to go thru the normal approval process. The group next reviewed the appendix section resulting in some minor changes.

A question was raised about whether PUD's should be allowed only in certain zoning districts, such as high density; also, should they be constrained by the current density zoning that would be in place or will they be allowed to increase density provided they satisfy certain desirable goals? A long discussion of alternatives followed. Ben thought the current draft document might be too complicated for the entire group to rework in this meeting. Les and Karen agreed to work together to revise the draft document based on the feedback received in this meeting from this group. Karen said that based on her current backlog, it would probably take a couple of weeks to complete a revised version of the document.

Phil asked about existing voluntary zoning districts? Ben said he thought we had previously agreed to leave them as they are unless the landowners want to replace them

with new zones during the county wide zoning process. Karen said she is not sure there is any way to legally eliminate them and suggested that we should leave them as defined and zone around them.

The meeting as adjourned at approximately 10:45 AM. The next meeting will be on Thursday, February 22, 2007 at the same time and place.

These minutes were taken by Phil Connelly, and edited by Ben Hillicoss.